



Arlington Historic District Commissions

Application for Certificate

(Read attached instructions
before completing form)

For Commission Use Only:

Date Rec: _____

Hearing Date: _____

Certificate #: _____

Monitor: _____

Certificate Requested:

Appropriateness – for work described herein

Minor project Major Project Demolition

Non-Applicability – for the following reason(s):

Not subject to public view

Maintenance, repair, or replacement using same design and materials

Proposed change specifically excluded from review under Bylaw

Other: _____

Hardship – financial or otherwise and does not conflict substantially with the intent and purposes of the Bylaw

General Information:

Property Address 220 Pleasant Street District Pleasant St

Owner(s) Akiko Hibbett & David Hibbett Email dhibbett@clarku.edu

Owner's Phone (h) 508-330-7941 (w) _____ (fax) _____

Owner's Address 220 Pleasant St Arlington Ma 02476

Applicant (if not Owner) Michael Daniell / Custom Contracting Inc

Applicant's Phone (h) _____ (w) 781-648-2835 (fax) 781-648-0907

Applicant's Address 1267A Mass Ave Arlington Ma 02476

Applicant's Relationship to Owner Contractor

Contractor Custom Contracting Inc Phone 781-648-2835

Architect _____ Phone _____

Dates of Anticipated Work: Start ASAP Completion 3 months after starting

Description of Proposed Work: (attach additional pages as necessary) Please include a description of how the proposed work (if a change or addition) is historically and architecturally compatible with the building and the District as a whole.

Replace existing deck/landing on front, right side, and back of house along with stairs

leading to back yard, with new, same size as existing, using mahogany wood decking, wood railing
posts with cable style railings. all trim to be painted wood

Required Documentation Acknowledgement: (see attached instructions)

I acknowledge that I am required to provide supporting documentation, including the attached "Supporting Documents Checklist", by the deadlines indicated in the instructions. I understand that if such documents are not provided in a timely manner, this application will be considered to be incomplete and Commission action may be delayed.

I have read the attached instructions and, to the best of my knowledge, the information contained in this application is accurate and complete. I also give permission for members of the AHDC to access the property for the purpose of reviewing this application and work done under any certificate issued to me.

Owners Signature(s):  Date: Sept. 21, 2020

Application Information and Instructions

REVIEW DESIGN GUIDELINES AND CONTACT THE COMMISSION BEFORE YOU BEGIN ANY EXTERIOR WORK WITHIN AN HISTORIC DISTRICT: Property owners in an Historic District are required to obtain a certificate from the Commission prior to starting any exterior work on buildings or structures. Applicants are encouraged to review the Commission's Design Guidelines (available at the Commission website) prior to filing an application. Once an application is received, a formal public hearing will be scheduled to consider the application, public notice will be published, and abutters and interested parties will be notified. Please note that, by Town Bylaw, the building department cannot issue a building permit for exterior work or demolition without the necessary certificate from this Commission. Anyone contemplating exterior work should contact the Commission's Executive Secretary. Property owners are encouraged to present preliminary plans to individual Commissioners or at informal Commission hearings to better understand Commission requirements.

Types of Certificates:

Certificate of Appropriateness – Required for exterior alterations and new construction that are subject to public view unless specifically exempted by the Bylaw.

Minor Projects: doors, windows, skylights, lighting fixtures, walls, fences, HVAC and electrical equipment, gutters, and other small additions or modifications.

Major Projects: new structures, additions, projections, solar panels, and significant modifications to exterior elevations or roofs.

Demolition Projects: removal of any existing structure or portion thereof in a Historic District.

Certificate of Non-Applicability – Issued for matters that are specifically excluded from AHDC review.

Certificate of Hardship – Issued when the denial of a Certificate would constitute a hardship, financial or otherwise, on the property owner and if the proposed work does not conflict substantially with the intent and purposes of the Bylaw. Approval of a Certificate of Hardship requires detailed documentation of specific hardship to an individual property owner.

Required Documentation: At a minimum, an application for a Certificate of Appropriateness or Hardship requires the documentation specifically listed on the attached "Supporting Documentation Checklist". A Certificate of Non-Applicability requires documentation of existing conditions and proposed changes. The Commission requires one set of the documentation (preferably electronic) by the deadlines described below and seven printed sets at the hearing (3 printed sets for minor projects). A copy of the signed checklist, with the appropriate boxes checked off, must be submitted with the documentation. An application will be deemed incomplete until the required documentation has been received and reviewed by the Commission. In an emergency, required documentation can be presented at the formal hearing, however, this may delay action on the application. Based on the complexity or unique nature of a particular project, the Commission may, as allowed by law, require additional information. Failure to provide sufficient documentation could delay approval or be cause for a negative determination.

Application Deadlines: The Commission typically meets on the fourth Thursday of each month (third Thursday in November and December) at the Whittemore-Robbins House, 670R Massachusetts Avenue (behind the Robbins Library). To allow for the publishing of legally required notices prior to individual hearings, Applications must be received approximately four weeks prior to the Commission hearing date. Specific deadlines for each hearing can be obtained from the Commission's Executive Secretary. All required documentation must be provided to the Commission for its review by the following deadlines:

Minor Projects: 7 calendar days prior to scheduled hearing

Major Projects or Demolition: 14 calendar days prior to scheduled hearing

In most cases, failure to meet these deadlines will delay scheduling of a formal hearing until the following month.

Upon approval of an application at a formal hearing, a certificate will be issued approximately one week from the date of the hearing and a copy will be sent to the Building Inspector to allow issuance of a permit.

Contact Information: Additional information is available at: arlingtonhistoricdistrict.com. Inquiries, applications, and supporting documentation should be directed to Carol Greeley, Executive Secretary, ahdc@town.arlington.ma.us, (781) 316-3265, or c/o Dept of Planning and Community Development, Town Hall Annex - First Floor, 730 Massachusetts Ave., Arlington, MA 02476. Any additional questions can be addressed to the Commission's Chair Stephen Makowka at ahdcchair@town.arlington.ma.us.

ARLINGTON HISTORIC DISTRICT APPLICATION

Supporting Documentation Checklist

Property Address 220 Pleasant St District Pleasant St
 Applicant's Name David Hibbett Email dhibbett@clarku.edu
 Applicant's Phone (Day) _____ (Mobile) 508-330-7941

☐ **For Minor Projects or Certificate of Non-Applicability**

☐ **Drawings (11x17 max., with graphic scale, dimensioned, all materials identified) or marked up Photographs (8x10)**

Existing conditions of historic façade(s) to be modified; Show location of proposed work; Show proposed feature(s); Elevations showing proposed work and context; Drawing showing location of proposed work; Drawing showing the proposed feature(s); Site plan for site located equipment and features

☐ **Manufacturer's literature and specifications sheets describing the proposed feature(s)**

☐ **Description of how the proposed work is either compatible with the District or Non-Applicable**

☐ **For Major Projects**

☐ **Photographs (8x10)**

Existing conditions of historic structure to be modified (facades, roofs, neighboring buildings); Site; Neighborhood context; Historic precedents for proposed work

☐ **Drawings (11x17 max., with graphic scale, must show differentiated existing and proposed conditions, dimensions, and all materials identified)**

☐ ***Plans***

Site (showing proposed structures, fences, walls, parking, HVAC equipment, electrical equipment, and relationship to adjacent roads, neighboring buildings); Each floor; Roof (showing valleys, hips, ridges, dormers, skylights, chimneys, vents, HVAC equipment, solar panels)

☐ ***Elevations of building facades- identify:***

Foundation; Siding; Trim; Gutters; Downspouts; Shutters; Railings; Stairs; Windows; Doors; Roof materials; Roof pitch; Chimneys and vents; Masonry; Light fixtures; Solar panels; HVAC equipment; Electrical equipment; Fences; Signage

☐ ***Wall sections (especially showing projecting features such as bays, balconies, porches, additions)***

☐ ***Relevant exterior detail drawings (architectural trim, eaves, doors, windows, caps, columns, vents, rail systems)***

☐ ***Profile drawings (window and door elements, railings, balusters, stairs, shutters, roof trim, corner boards, casings, water tables, skirts, frieze boards, and all other trim)***

☐ ***For projections, additions and new construction also include:***

Neighborhood lot plan- include footprint to lot area ratio as well as that of neighboring lots; Plot plan- existing building(s), setbacks, proposed new structures; Site section (show relationship to site topography, adjacent structures, major landscape features, roads)

☐ **Manufacturers' literature and specification sheets describing the proposed components**

☐ **Suggested Supporting Submittals: Model; Physical Samples**

☐ **Description of how the proposed work is compatible with the District.**

☐ **For Demolition**

☐ **Statement of current state of existing structure and reason for demolition**

☐ **Statement of the historic significance of the structure**

☐ **Site Documentation (including Plot plan; Photographs of existing conditions; List existing materials; Year built; Original architect)**

☐ **Other provided documentation not described above (please list on a separate attached sheet).**

Applicants Signature(s):  Date: 9/24/20

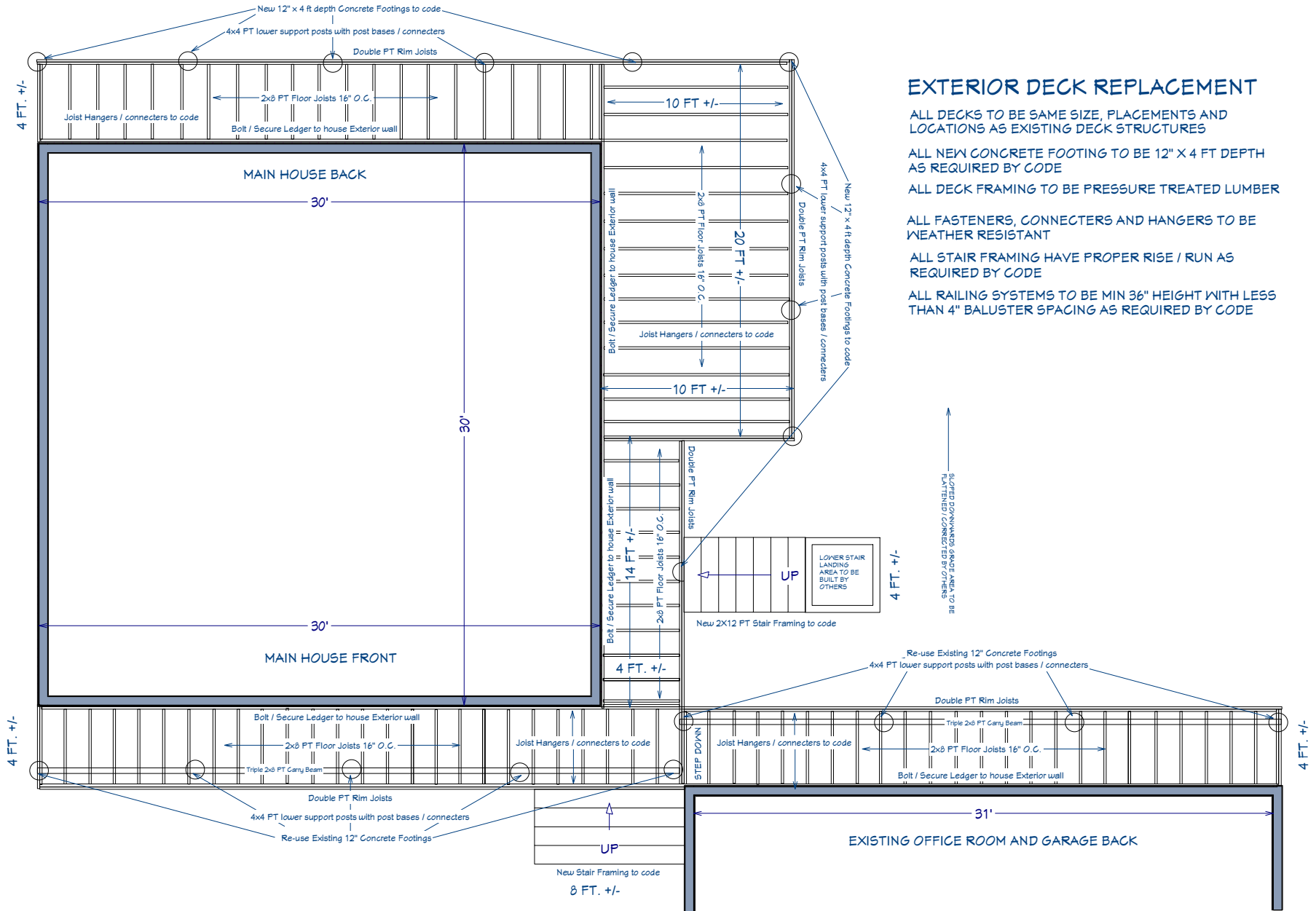
4 CUSTOM CONTRACTING INC

Hibbett Project
220 Pleasant Street
Arlington, MA

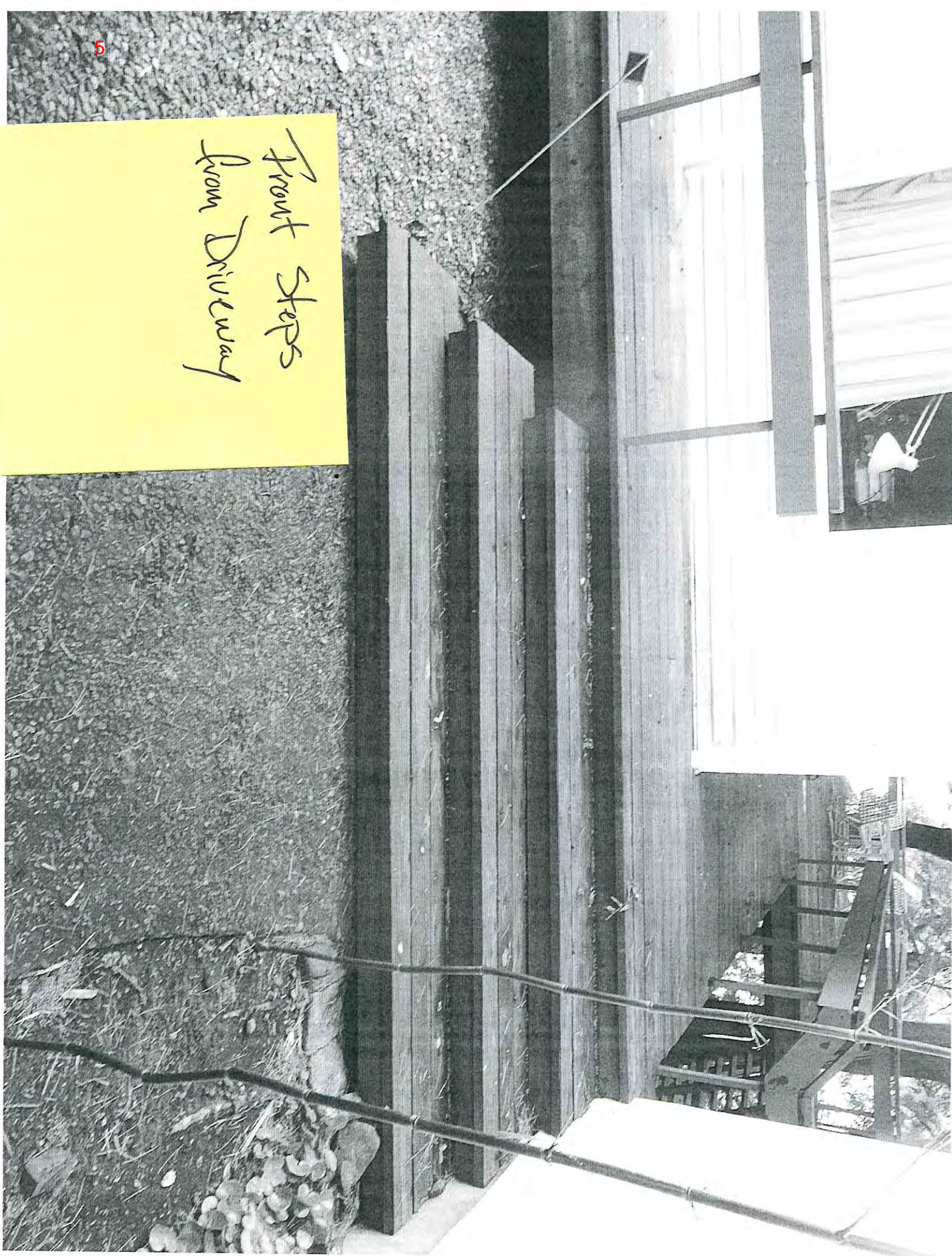
DECK FRAMING PLAN # 1

9/23/20

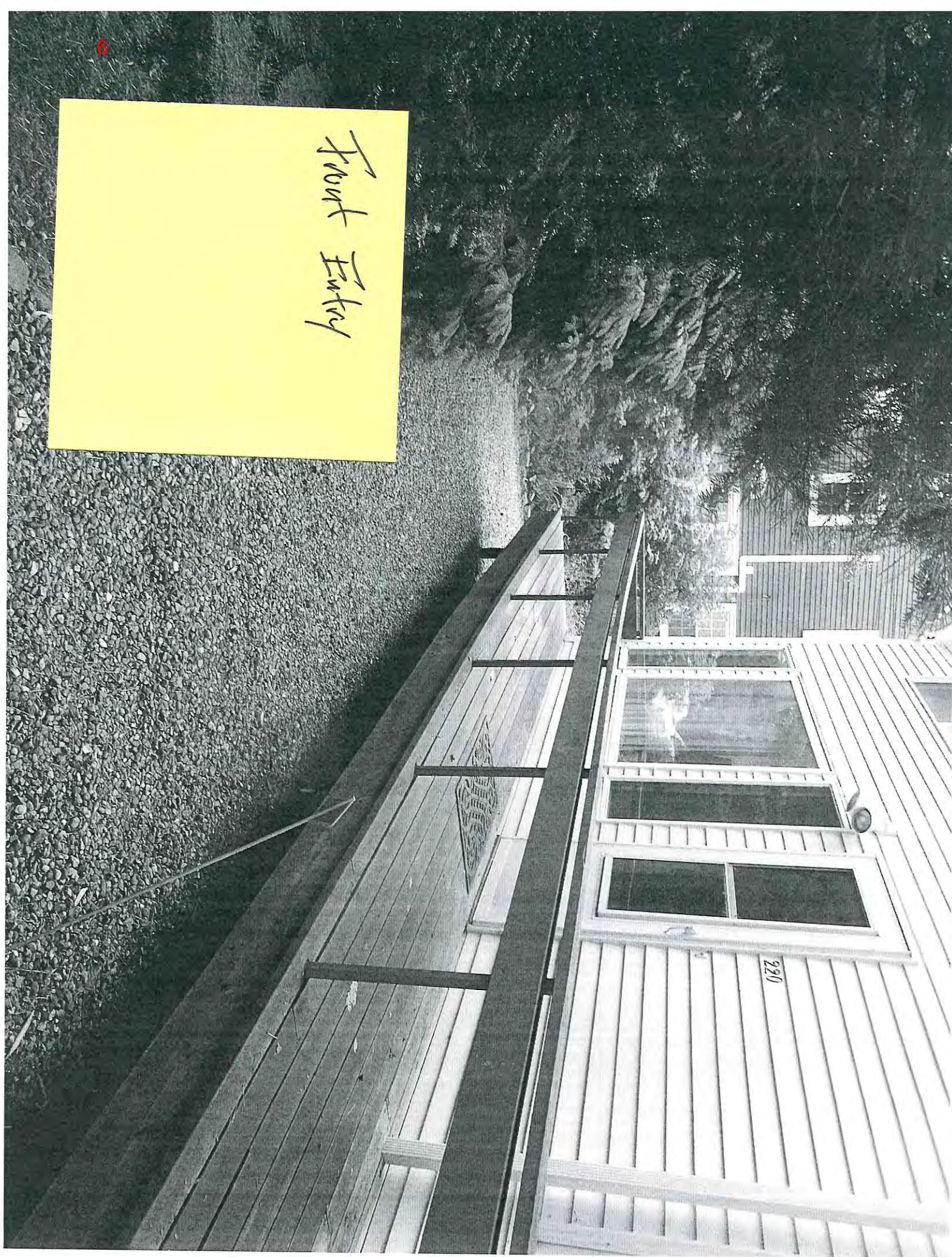
EXISTING DECK REPLACEMENT PROJECT



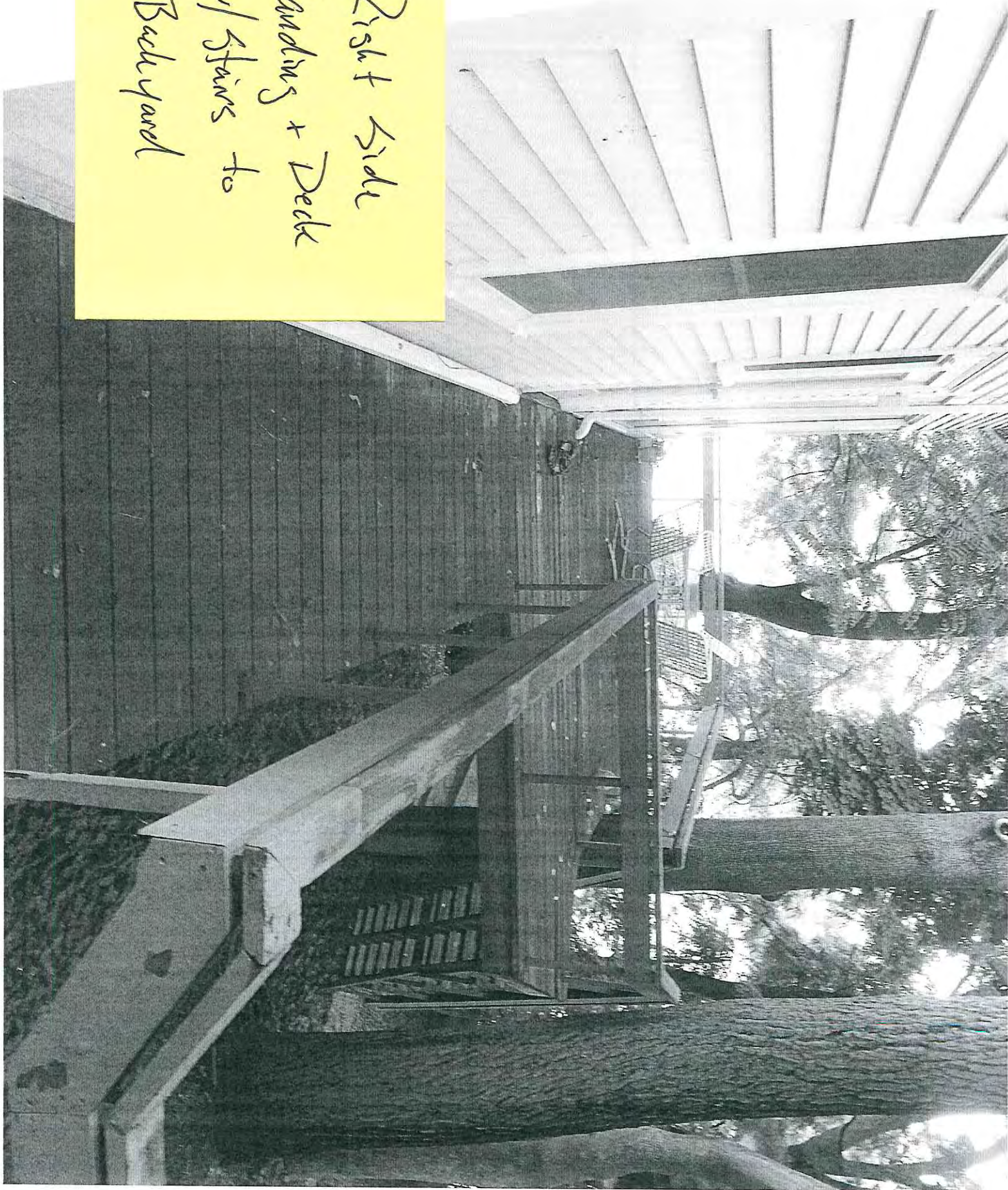
Front Steps
from Driveway



Front Entry

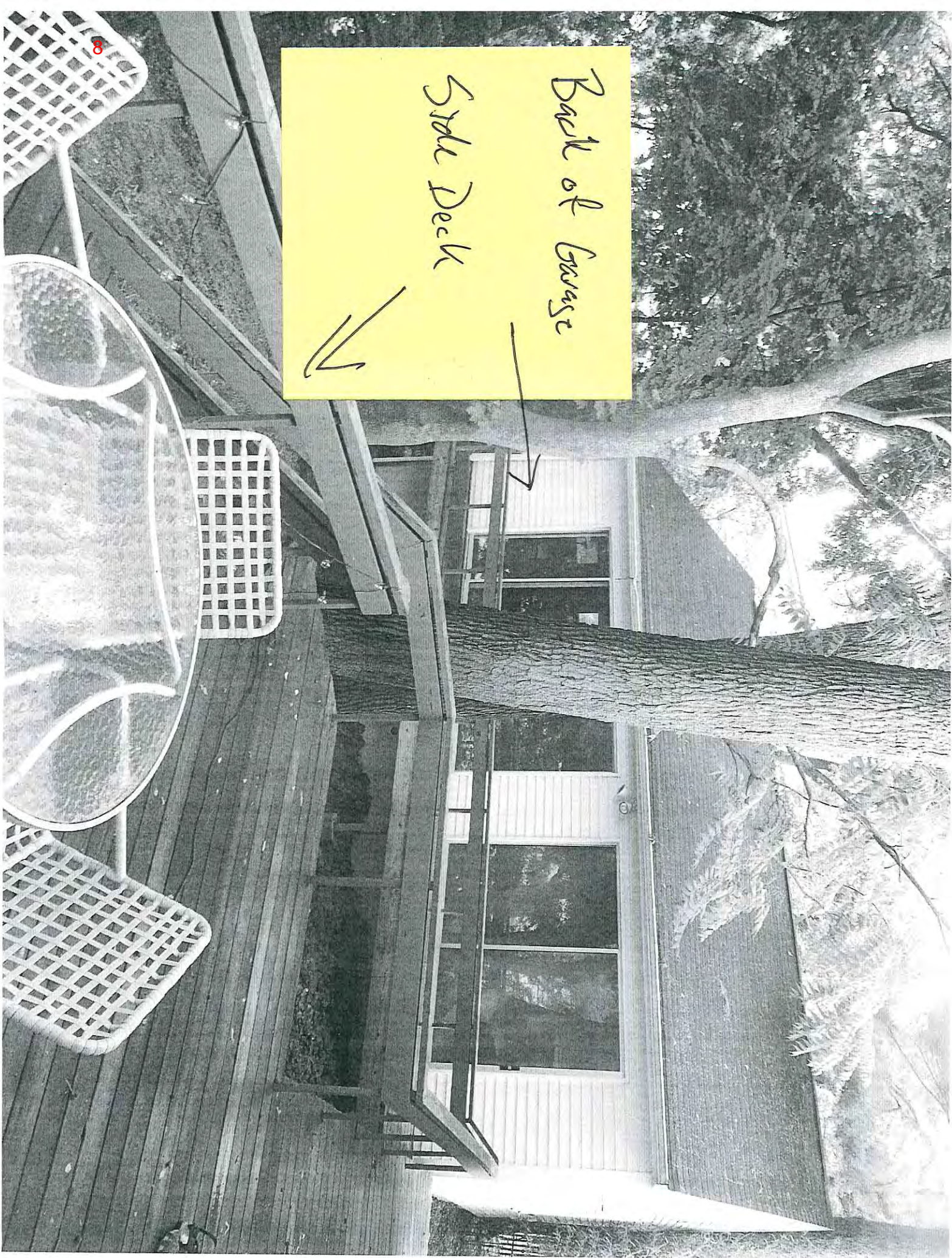
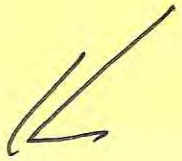


Right Side
Landing + Deck
w/ stairs to
Backyard

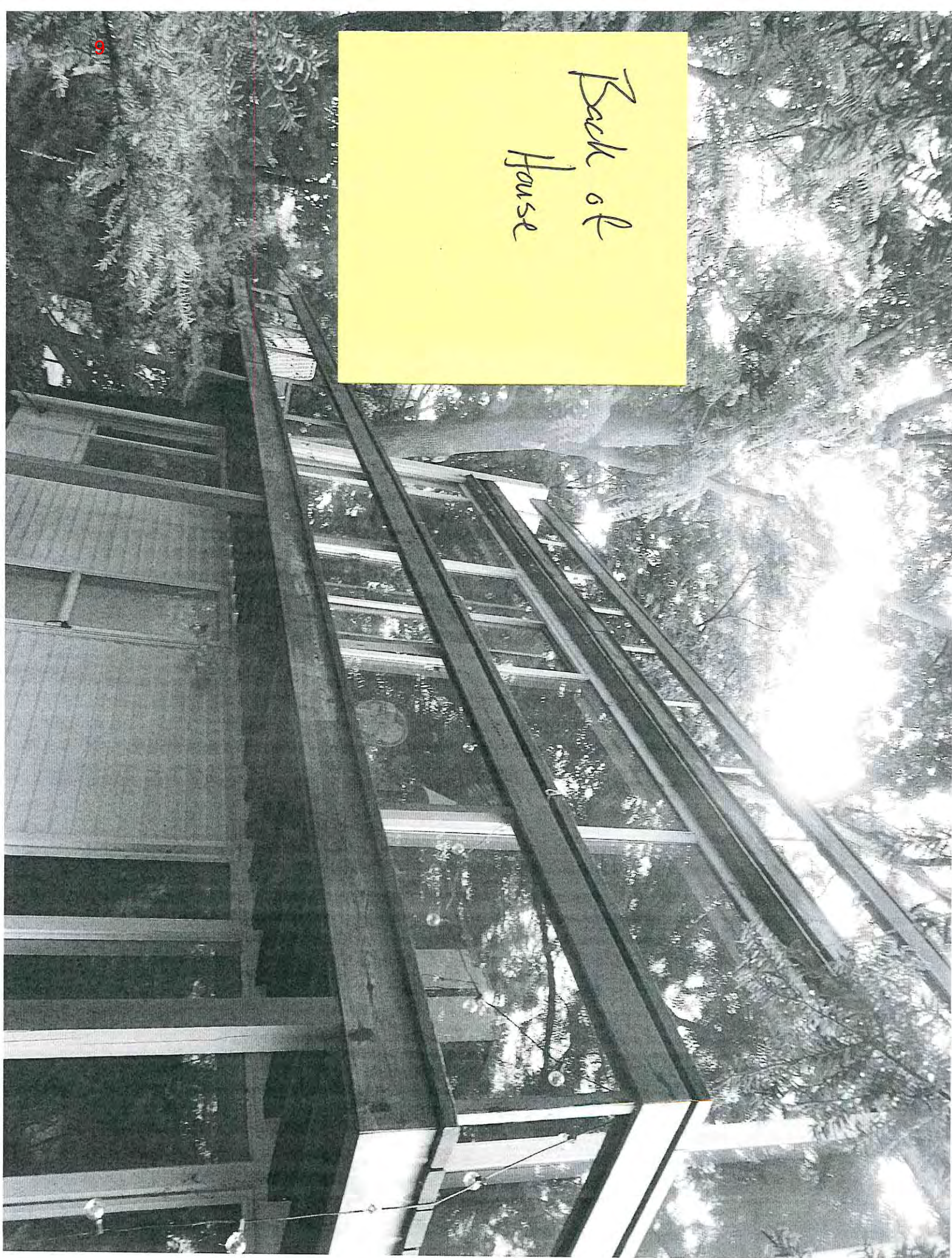


Back of Garage

Side Deck



Back of
House

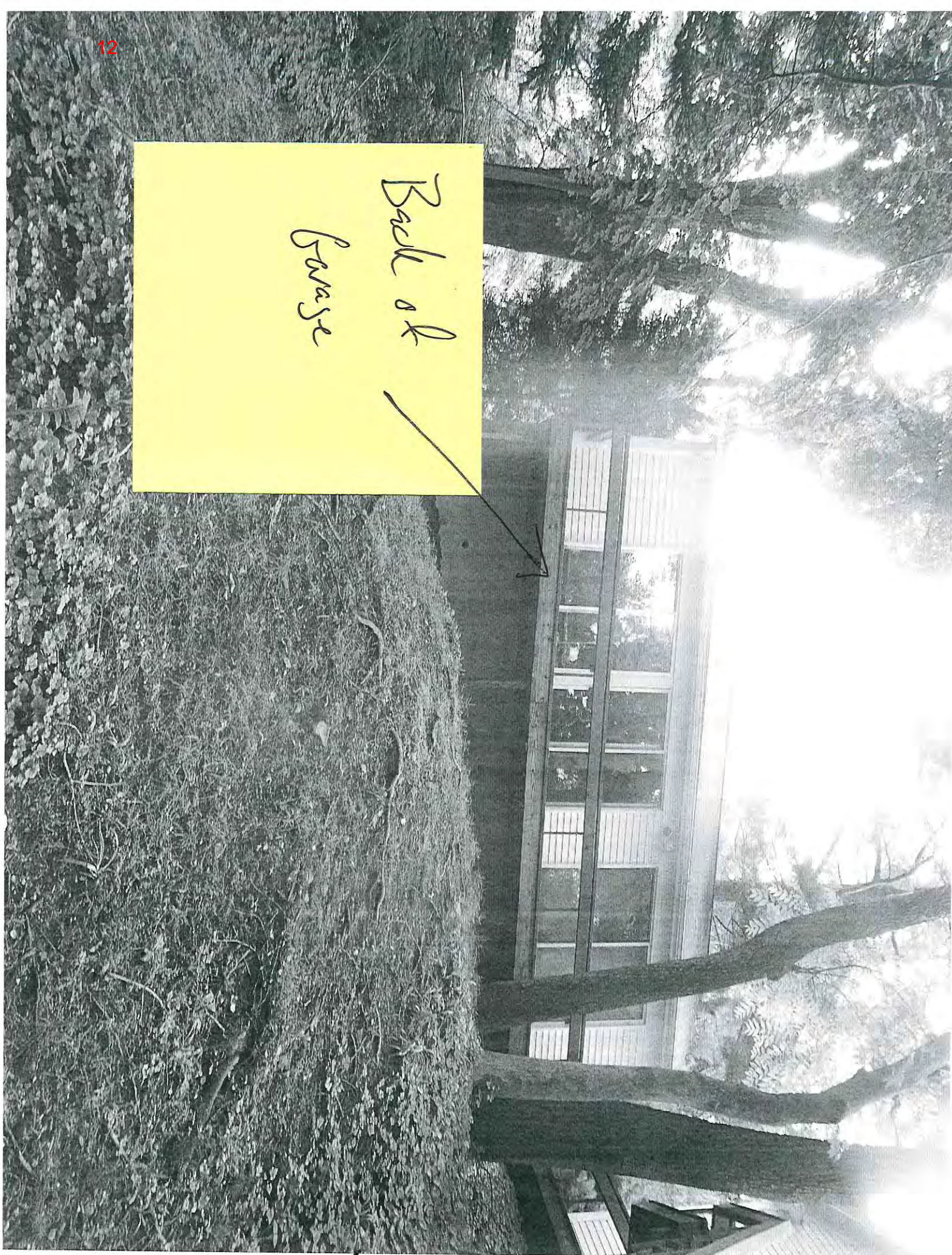


Framing under Side Deck

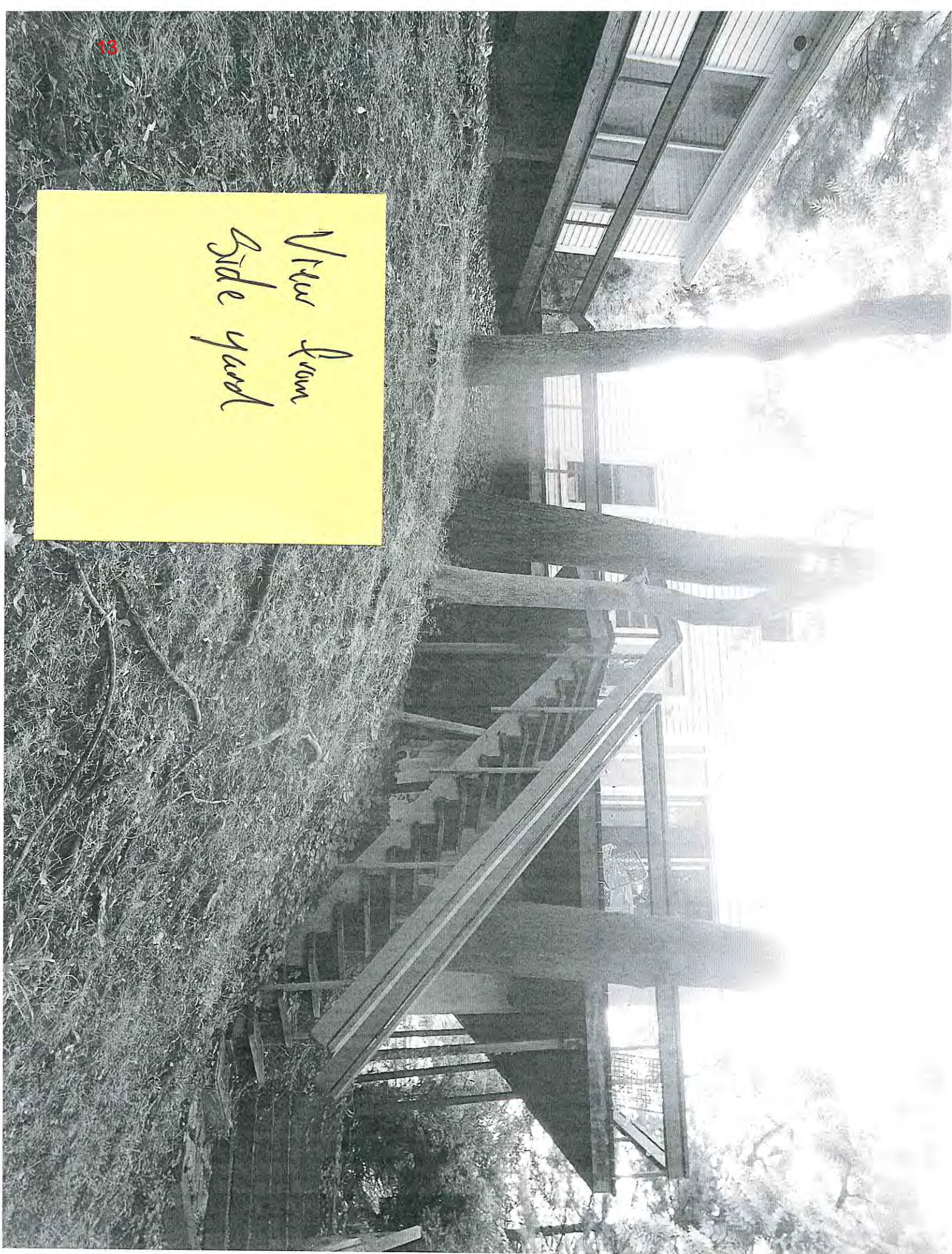


Under Side
Deck

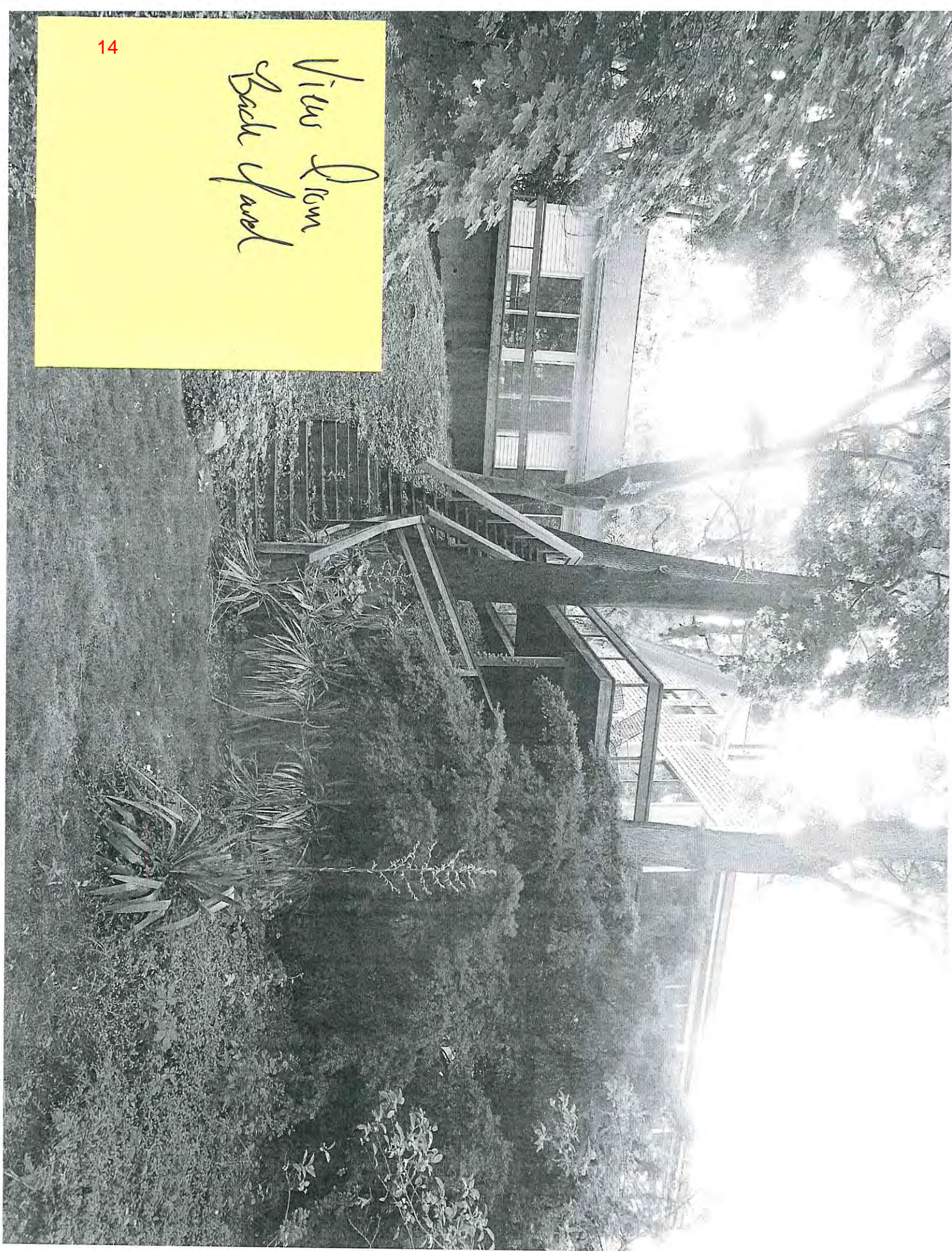
Back of
barn



View from
side yard



View from
Back yard



Akiko Y. Hibbett
David S. Hibbett
220 Pleasant Street
Arlington, MA 02476
David cell: 508-330-7941
David email: dhibbett@clarku.edu

CONTRACT SPECIFICATION FOR AN EXTERIOR RENOVATION PROJECT AT YOUR HOME AS FOLLOWS:

- Includes removal and replacement of the existing water damaged / faulty open wood sun deck structures and on the front, side and rear of the main home with related landings / stairs and the back wall of the garage office structure in the same sizes and locations as the existing deck structures
- Note: The existing deck and railing structures are to be constructed of pressure treated framing materials, painted wood skirt trim work, oil finish mahogany decking, mahogany railings / rail posts and stain less steel cable railing systems as specified by homeowners

GENERAL PROJECT SPECIFICATIONS

- Contractor to generate a full residential contracting agreement and final project specifications as needed to submit to the Town of Arlington for issuance of building permit and will be responsible for the building permit application, building permit and all permit fees
- Deck framing plans / drawings are to be supplied by contractor for building permit application

DECKING AND RAILING INSTALLATION

- Includes installation of new mahogany decking and mahogany post and rail system with cable rails as specified by homeowners
- Install 5/4 x 6 oil finished mahogany decking attached with stainless steel decking screws with proper spacing as required for expansion and drainage
- Install a new mahogany posts cladding over the pressure treated 4x4 rough railing posts with 2x4 mahogany top and bottom rails, stainless steel cable rail system and flat post caps as needed to complete
- Exact decking and railing types, styles and options to be selected and approved by homeowners prior to ordering
- Exact cost of decking and railing system to be determined after final selection by homeowners

MAIN HOUSE AND GARAGE / OFFICE SUN DECK REPLACEMENT / CONSTRUCTION

DEMOLITION WORK

- Includes complete removal and disposal of all of the existing deck structures with related stairs and railing systems as needed to commence the new deck framing work

SITE WORK

- Excavate the specified locations as needed to install new deck support footings
- Install ten new 12" x 4 ft. depth concrete deck support footings as needed at the back and side of the main house as required by code
- Note: Includes re-use of nine existing / conforming poured concrete support footings at the front of the main house and back of the garage / office

FRAMING WORK

- Cut back / remove the existing wood clapboard sidings and install aluminum / membrane house wall flashings as needed to eliminate water penetration at the deck ledger location
- Install a new 2x8 pressure treated deck ledger boards bolted directly to the main house and garage walls as needed to support the new deck structure as required by code
- Install a new 2x8 pressure treated double rim joists and a new 2x8 / 16" on center floor joist system with joist hangers / connectors as required by code
- Install new 2x8 pressure treated triple support / carry beams for the deck structures on the front of the main house and back of the garage / office
- Install new 4x4 pressure treated deck support posts with post bases / anchors as required by code
- Install 2x12 pressure treated stair framing / stringers as needed to support the new stair systems

DECKING RAILING AND TRIM WORK INSTALLATION

- Install new 1x8 pre-primed cedar deck skirt boards, 1x12 pre-primed cedar stair skirt trim and 1x8 pre-primed cedar stair risers with spacer blocks for proper air flow as needed to help eliminate water damages / rot
- Note: Does not include any installation of a lower lattice skirt system as needed to close in the under deck areas or any cladding / installation of trim work of the existing exposed pressure treated support posts as specified by homeowners

- Includes installation of new mahogany decking and mahogany post and rail system with cable rails as specified by homeowners
- Install 5/4 x 6 oil finished mahogany decking attached with stainless steel decking screws with proper spacing as required for expansion and drainage
- Install a new 4x4 mahogany railing posts with 2x4 mahogany top and bottom rails, stainless steel cable rail system and flat post caps as needed to complete
- Exact decking and railing types, styles and options to be selected and approved by homeowners prior to ordering
- Exact cost of decking and railing system to be determined after final selection by homeowners

EXTERIOR SIDING REPAIR WORK

- Includes repair work to the existing / affected wood clapboard sidings as needed after new deck construction
- Blend all new siding work into the existing as needed for proper appearance and weather protection

EXTERIOR PAINTING WORK

- Includes application of one coat of clear oil finish on the newly installed mahogany railing system as needed to complete
- Includes exterior finish painting of the newly installed exterior deck skirt trim work, wood sidings and repaired / affected wood siding areas with matching paint colors only as needed to complete
- Note: Does not include any finish painting work to the exposed pressure treated deck support posts
- Additional preparation and finish painting work to the balance of the unaffected exterior wall areas can be done at an additional cost if requested by homeowners

Respectfully submitted:

Scott Blain, MCR
General Manager
Custom Contracting Inc.
e-mail: scott@custom-contracting.com

